

SMALL BUILD WAVE OVER REAL ESTATE

Without Any Cause That Can
be Explained Sales
Fell off.

ACTIVE INQUIRY
KEEPS AGENTS BUSY

Captain Landstreets Invests in
Large Tract—Renting Season
Approaches—New Home-
Makers to Vacate Rented
Property, but Houses
Are Still Scarce.

Just why the total sales of real estate within the city limits should have fallen off the past week as compared with several recent weeks is hard to explain, in fact the busy agents who are handling Richmond property do not attempt to explain it. They have worked hard enough, and there has been no complaint whatever of lack of inquiry. In short, people seem to want to buy, showing a marked interest in property in all parts of the city, and every agent in the city has deals of more or less importance and of greater or less magnitude on that proverbial string, but for some unexplained reason comparatively few sales were consummated during the week. It may be that the hot spell, which is closing up the month of roses and prematurely drying up the rosebuds, had the most to do with it, or it may be that holders of property have not yet made as much concession as would-be buyers are demanding, or it may be that the latter are unnecessarily build-headed.

Sales Fell Off Somewhat.
But, whatever may be the cause, the fact remains that the actual sales of city property the past week were smaller than for the week previous, or for several of the weeks previous, amounting in the aggregate to less than \$60,000.

The sales that were made were confined entirely to small property, and not a single one could be traced down that amounted to more than \$5,000. It is possible that some, maybe two or three, exceeding that amount, were consummated, but if so, the man of news could not locate them. However, there is nothing very strange about this, for real estate agents have a way sometimes of running to seed the old gag about keeping the left hand in total darkness as to what the right hand is driving at or has accomplished.

Captain Landstreet Invests.
What was perhaps the largest sale of the week was of suburban property, and was made by McVail & Gilpin. They sold to Captain John Landstreet, of the R. A. Patterson Tobacco Company, a 14-acre tract of vacant land on the Three-Chop Road, about four miles from the city. The price paid and other particulars are for obvious reasons kept a secret. It is not even made public what Captain Landstreet proposes to do with his new purchase, but it is said he is highly pleased with it, and the probability is that he intends to erect upon the property a handsome country home or villa, and vary his busy life with experimental farming on the scientific order, he having reached the philosophical conclusion that it is not all of life to live in a factory and make pig and smoking tobacco.

All of the agents continue to report active inquiry for city property both for business and residential purposes, especially the latter, and they deny with one accord that business is dull, for they never consider times dull as long as "the string" is well hung with prospective deals. "Just wait until next week," said one agent who is rejoicing in the possession of a well-loaded string, "and unless all the signs of the times come to naught, I will show you some pretty healthy sales ranging from \$5,000 up to \$10,000."

Renters Getting Busy.
The time is near at hand when the rental agents are busy—in fact, they are that way now—busy arranging their lists and preparing to answer inquiries from people who contemplate making changes for the rental year to begin September 1st.

One of the agents remarked yesterday that the cry of scarcity of good "renters" is being heard again, which has been on for nearly a year. He said the fact that many former house renters have built homes of their own within the past year is shown by the fact that the number of "quits" notices has been received from tenants who have quit their present quarters that they have built homes of their own.

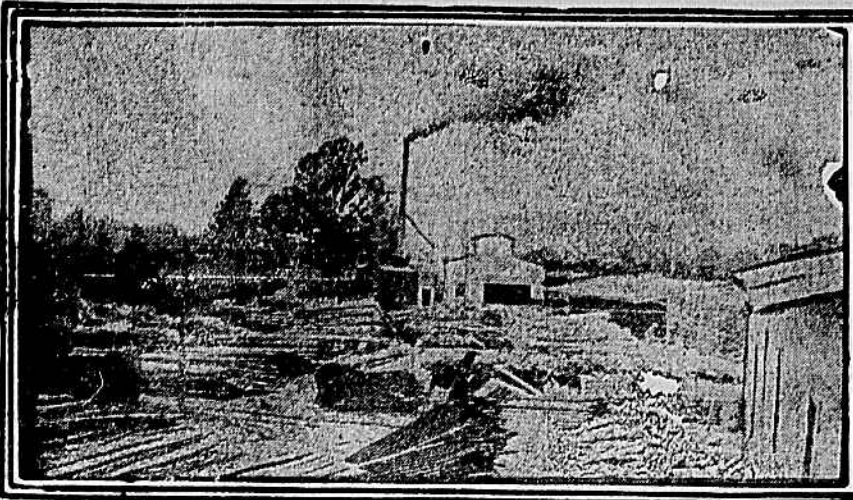
There is already active inquiry on the part of people who are moving to Richmond, and the probability is that none of the builders of new houses for rent will hold the new keys until September.

Business in the Suburbs.
The dealers in suburban property say there is much activity beyond the city limits. Messrs. Christian & Wright, of the Henrico Realty Company, who have recently opened an office in Barton Heights, say they are having much inquiry for property in and about that charming suburb. They have made some good sales since they put out their shingle, and they have heard of quite a number of recent private deals. The Heights never looked more attractive, and the home-seeker who goes to prospecting there will come very near to buying before he gets through looking around.

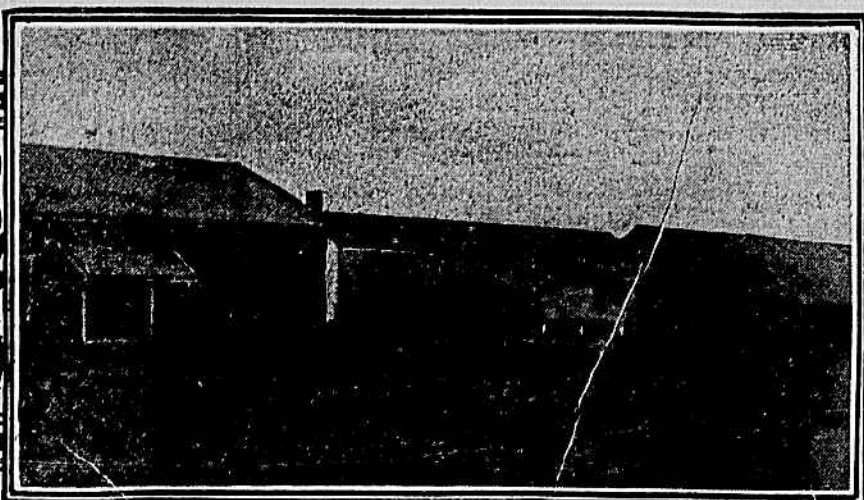
Brookland Park, just beyond the Heights, is also showing increased activity. Messrs. Dwyer & Ramsey sold four lots there last week, and Mr. J. I. Feather, who owns considerable property in the park, also disposed of four beautiful lots. It is said that all of these lots were sold to people who contemplate building homes in the very near future. In Chestnut Hill, Highland Park and Northside Park, business was fairly active all the week, and in each of these suburbs nice property changed hands.

Recent buyers of Glinter Park lots are Messrs. S. L. Lindsay, F. B. Carpenter, B. W. Wilson, W. C. Hill and F. Lawton Crumplehead, and Mrs. F. L. Halyburton and Mrs. J. O. Martin. This section is very active, and the company reports many other sales in process of being closed.

INDUSTRIAL SCENES IN THE YOUNG TOWN OF SOUTH HILL



SOUTH HILL MFG. CO. INC.



THE TOBACCO DISTRICT



STREET SCENE



MERCHANTILE DISTRICT

CHASE CITY IS THE IDEAL HOME TOWN

Religious, Social and Educational
Advantages of Mecklenburg's
Largest City Considered.

BUILT ON SITE OF A SODOM

Festivities at the Famous Meck-
lenburg All the Year Around
Several Schools.

(Staff Correspondent)

CHASE CITY, VA., May 28.—There was so much to say in my letter of last week about the industries and business generally of Chase City and the surrounding section I could not find space to speak of the town's religious, educational and social advantages.

The place where Chase City now stands has not always been the moral and religious community it now is. Away back yonder, a half a century and more ago, there was a settlement here that was improperly called Christiansville. The settlement consisted of two or three combination stores and whiskey shops, a blacksmith shop and a small tavern. There were no churches, but there was a race-track nearby, and many of the neighbors raised game cocks. People whose inclinations were that way used in the olden time to gather at Christiansville to fight chickens, race horses, drink whiskey, play cards, fight among themselves, and do all manner of un-Christian things.

A Latter Day Sodom.

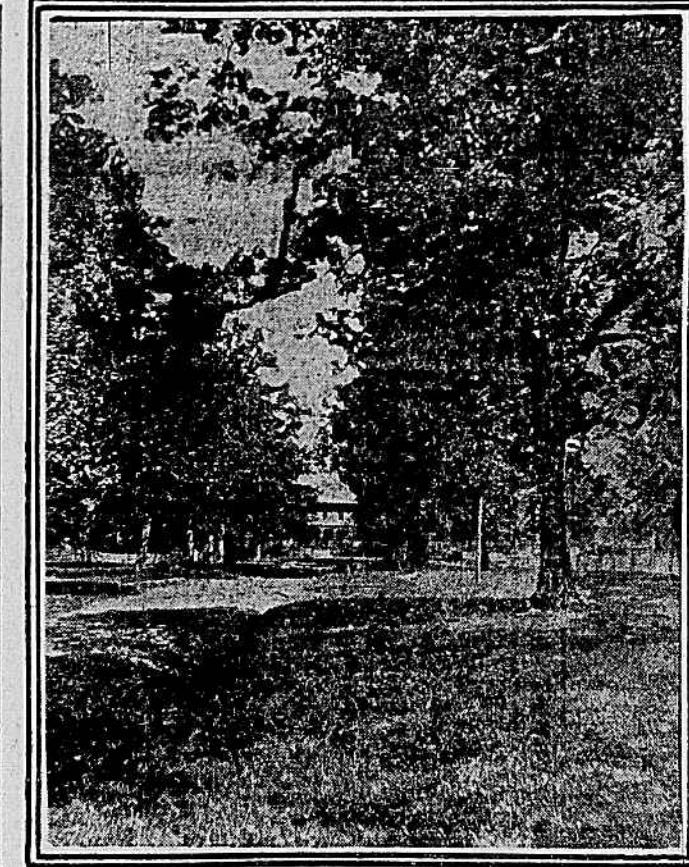
The better class of people and the religiously inclined throughout the western part of the county of Mecklenburg and adjoining counties thought Christiansville was a misnomer, and they dubbed the place "Sodom City." That name clung to it for many years, until a wave of reform swept over the region, and the horse-race, cock-fighting and whiskey-kuzzler suddenly found their occupants gone. When Mr. George A. Endley, of Ohio, and Mr. John E. Boyd, of Pennsylvania, came in here in 1870 and bought lands they found as moral and religious a community as they left in any part of the States they came from.

There was a lot of Western Yankee push in these two gentlemen, and when they made up their minds that this from a moral point of view, from the undeveloped wealth surrounding and from a consideration of healthfulness, was a splendid site for a good inland town, they commenced to make things move.

How They Moved Things.
In 1873 they had the town incorporated, and named it Chase City in honor of Salmon P. Chase, a distinguished statesman of Ohio, who had filed a number of important positions under the national government, and was for many years Chief Justice of the United States Supreme Court. Energetic and progressive young men were induced to locate here, and ere long the new town commenced to boom in a quiet way. The building of the railroad from Keyville to Clarksville, and thence on to Durham, of course, added to the importance of the town, but its real life was then, and is now, the splendid back country which surrounds it, of which I wrote at length last week.

Moral and Religious Sentiment.
Its high standing among the progressive towns of the Old Dominion is very largely, if not entirely, due to the high moral sentiment of the people who live here.

Nothing like the old-time "Sodom City" festivities have ever been known in Chase City. It is and has been for a long time a dry town, and several company reports many other sales in process of being closed.



SYCAMORE LODGE—NEAR SOUTH HILL

TRADE OF RICHMOND FOR THE YEAR RECENTLY CLOSED

Interesting Review of the Business of 1907 Made by Mr.
Wilmer, the British Vice-
Consul Here.

The British government has just issued in its diplomatic and consular reports, a review of the trade of the Baltimore district, which includes Maryland, Virginia, West Virginia and Kentucky for the year 1907. In this is included a report on Richmond by Mr. Arthur P. Wilmer, British vice-consul here. This report follows:

Mr. Vice-Consul Wilmer reports as follows:
General remarks.—Notwithstanding the financial disturbances existing during the latter part of 1907 in most parts of the United States, the condition of affairs in Richmond has been eminently gratifying. At no time has there been any semblance of trouble. Nor has there been any disposition on the part of the public to withdraw their deposits from the Richmond banks.

Population.—The population of Richmond has grown from 82,000 in 1900 to 110,000 in 1907.
Manufactures.—There are 1,613 manufacturing establishments in Richmond, giving occupation to 32,121 employees.

The amount of capital invested is \$5,565,000 L. (\$32,815,999), and the amount of sales therefrom for the year was \$6,014,328 L. (\$39,071,642). Among the more important manufacturing industries were:

Factories, Employees.
Boxes, bags, barrels and paper 24 1,063
Bricks, stone and glass 26 1,215
Buildings, contractors 124 1,320
Foundries and machine shops 37 7,945
Lumber and wood work 10 1,523

WAYNESBORO ON BUILDING BOOM

Bank, Stores, Office Buildings and
Residences Going Up in the
Thrifty Town.

FARM LANDS IN GREAT DEMAND
One of the Most Prosperous Ag-
ricultural Sections of the State.
New People Coming In.

[Special to The Times-Dispatch.]
WAYNESBORO, Va., May 30.—Waynesboro continues to advance steadily, notwithstanding the reports of hard times from other sections, and the increase in the building business speaks well for the energy of this little city.

There is being erected at the corner of Main Street and Wayne Avenue a two-story brick building, with white brick front and cut stone trimming; steam heated, and with electric lights and all modern plumbing conveniences, being built as a banking house and office building by the First National Bank. Adjoining this one of the leading grocery firms is building a two-story brick building, twenty-five feet on Main Street, by 107 feet deep, with forty feet on Wayne Avenue.

A two-story brick building on Wayne Avenue is being erected for the Waynesboro Bakery, and also on Wayne Avenue, opposite the post-office, a two-story store and office building, and adjoining same the new county building is progressing rapidly. This latter building, which is on an prominent corner of the town, is a large, two-story brick building, with offices on the first floor for the Mayor and Treasurer of Waynesboro; also the county commissioner of revenue and other county offices. In the rear of the building is a modern jail; on the second floor an assembly hall, to be used for public gatherings, election purposes, etc.

Residences Going Up.
There are several large and handsome residences being built in the residential section of the city. Plans are now being drawn for the new Presbyterian Church, to cost \$15,000, work on which will start at an early date.

Waynesboro Board of Trade entertained last week a distinguished party of State officials, who visited this section with a view to establishing a State encampment and rifle range for the Virginia militia.

This party consisted of Hon. D. Q. Eggleston, Secretary of the Commonwealth; Colonel Dempsey, of the United States Army; General Vaughan, of the government staff; Mr. Leroy Brown, of Richmond, and Mr. K. T. Crowley, of the Chesapeake and Ohio Railroad Company. The party arrived in a private car, running special over this division of the Chesapeake and Ohio Railroad, and after driving over various properties and other business and residence sections of Waynesboro, expressed themselves as very much pleased with this section, and also with the development of this busy little city.

New People Coming In.

Waynesboro is attracting settlers from different parts of the United States on account of its ideal location in the heart of the Shenandoah Valley, at an elevation of 1,600 feet, at the junction of the south fork of the Shenandoah River, and the development is largely due to the unequalled prosperity of the farms which surround Waynesboro, and which are very attractive for many miles.

The farms average in size 160 acres; the land is rolling; the soils are of limestone variety, deep and very fertile, and the fields are well watered by pure springs.

The substantial character of improvements on these farms causes comment from visitors from other States—first the house, and then the large, well built barn. The character of the orchards and the well built fence all tend to clearly testify to the value of these lands.

This section of Augusta is settled by

USE HEAVY WHIPS TO FLOG NATIVES

Corporal Punishment Used With
Freedom on the Shores of
Victoria Nyanza.

Bad Bargain Made by Bismarck.
Native Soldiers Trained
by Germans.

(Copyright, 1908, by Frank G. Carpenter.)

Mwanza.

Can the African native be controlled without flogging? This is a live question out here on the shores of Victoria Nyanza. The British laws are strict regarding this matter, and the white man who, unauthorized by the courts, flogs a black man is liable to fine and imprisonment. It is now only a few months since three negroes who had insulted white women were publicly flogged by Captain Grogan, the head of the Colonial Association in front of the courthouse at Nairobi. This created an outcry in England, and Grogan and those who helped him were punished by a hard imprisonment.

In both British East Africa and Uganda flogging is one of the sentences of the courts. In Uganda the criminal to be whipped is laid face downward upon the ground. His clothes are taken off and one man sits on the small of the back and another on the thighs, the flogging being done on the fleshy parts between to prevent permanently injuring the man.

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The Case of Dr. Karl Peters.
Most of the German officials claim that it is impossible to keep the natives in subjugation except by the whip. This was the opinion of Dr. Karl Peters, who was dismissed from his position as imperial commissioner of the German East Africa Company on account of his brutality some time ago. The case was brought up by a libel suit which Dr. Peters instituted some months ago against the Meinhart Post. That paper had called Peters a hanger-on, a murderer and a coward, and had published the story of his flogging three female servants and the hanging of others. In the trial which followed several German officials who had served in East Africa testified that the natives could not be ruled without flogging. One of the witnesses was General Liebert, a former governor of German East Africa, and others were Herr Kuhnert, a well-known animal painter, who had recently been here, and Father Acker, of the African Mission. General Liebert said that it was absolutely necessary to be severe with the natives and that he regretted the mildness of the present officials. He said he had seen one of the negroes when she was on the Emin Pasha expedition he had shot numerous natives and burned their villages. He cited one of Karl Peters's books showing how he had punished a native servant. The servant had stolen a chicken which Peters had ordered to be served for his dinner. Dr. Peters had given the man an omelette to get back the chicken and then flogged him.

During my trip about Victoria Nyanza

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TOBACCO CENTRE OF MECKLENBURG

South Hill, Only Seven Years
Old, is a Very Busy Vir-
ginia Town.

NOW STANDS THIRD
AS BRIGHT MARKET

In Dead Centre of Magnificent
Agricultural Region—Built on
Site Seemingly Selected by
Nature—Large Wood-
Working Estab-
lishments.

BY FRANK S. WOODSON,

Industrial Editor.

SOUTH HILL, VA., May 30.—I wrote last week from the western part of one of the best old counties in this State, Mecklenburg, and I tried to tell of the fertility of the soil and the valued products that are being raised from it and converted into money.

I have this week been through the eastern part of the same county, and I am prepared to say that Mecklenburg is great all over. South Hill, the young and vigorous town from which I am now writing, may be said to be a product of the rich soil. Seven years ago there were two stores and three residences near to the depot, and that was all. To-day South Hill is a town of at least 1,200 inhabitants, has thirty large stores, four tobacco warehouses and seven large and commodious dry prizes, one of which is fitted with steam and thousands of pounds of tobacco are stemmed and prepared for outer markets. The town has also a large lumber interest, and two wood-working establishments, which bring here thousands of dollars of outside money every year.

Nature's Own Town Site.

It would seem that nature planned for a large inland town right where South Hill is situated, and a more delightful situation for a healthy city would be hard to find. It stands on a natural watershed high above the sea level. The town is built upon a ridge between the Meherrin River, six miles to one side, and the Roanoke, six miles to the other. Rain water that falls in the principal street, which divides the town, flows partly in the Meherrin and partly in the Roanoke. While this situation is all that could be asked, a town could not have been built in seven years if the location were not in the centre of some of the best farming and lumber producing lands in the State of Virginia.

I have been riding through some of these lands, and I am convinced that properly tilled they are well calculated to make the intelligent farmer rich. The soil, like that in the western part of the county, is a rich chocolate loam, with a strong red clay subsoil. Its products are tobacco, both shag and leaf, good corn, oats, peanuts, peas and all the vegetables. Cotton is raised to a very large extent, and marketed in Norfolk.

From the Roanoke and Meherrin Rivers back all over the county clover, hay and all the grasses are produced, and the country is a good stock producer. It naturally follows that cattle and sheep and horse raising may be made profitable, and are being made profitable, in so good a grass country. There is perhaps not fifty acres of land within a circle of ten miles around South Hill that cannot be cultivated with modern agricultural machinery.

What One Man Did.

I have visited a model farm of 500 acres which presents a sample of what an intelligent farmer can make from these lands. It is the farm of John H. Ogburn, and his name for it is "Sycamore Lodge," his residence being located at the end of a magnificent lane lined on either side with splendid sycamore trees, some of which are more than a hundred years old. Mr. Ogburn took charge of this farm about ten years ago, and found it in a run-down, worn-out condition. To-day he is producing from twenty to twenty-five bushels of wheat to the acre, sixty to eighty bushels of corn, twenty to thirty bushels of oats, seventy-five to one hundred bushels of peanuts, 250 to 300 bushels of onions, 250 to 300 bushels of sweet potatoes, and as many Irish potatoes, which he sold last year in Boston, Mass., realizing as high as \$2.50 per barrel on same, thus making one acre of land pay \$250 from potatoes alone. His tobacco, bright, dark and air-cured, pays him from \$150 to \$200 per acre per year. He uses machinery on every acre of his farm that is under cultivation, and has \$5,000 worth of farm implements, consisting of mowers, binders, corn harvesters, corn planters, ditch harrows, riding and walking cultivators and rollers, corn shredders and corn huskers.

Much of this machinery is operated by movable gasoline engines, which are also utilized to saw wood and grind corn, making as nice meal as can be made. He has a fine dairy, with a cow equipped on a scale that may not be equaled in the county.

An interesting investment made by Mr. Ogburn, is a rat-proof corn crib and barn. It is framed of wood and weather-boarded, so to speak, with woven wire.

Others Can Do Likewise.

This sort of equipment makes this model farm entirely independent of shiftest and inferior labor, although a large number of hands are required to operate the machinery and plant and gather the crops. Of course, Mr. Ogburn, being a man of considerable means and a money-maker all the year around, has this 500-acre farm equipped with the average farmer, but any Mecklenburg agriculturist, with 100 acres of land and as many as two or three boys in his family, can equip his farm with necessary machinery, and make good money farming in this county. The average price of Mecklenburg county lands, unimproved, is from \$10 to \$20, according to location and state of improvement. Of course, a place like Mr. Ogburn's, in its high state of improvement, and its splendid buildings, cannot be bought for any such money. Mr. Ogburn, who is a trader and is always ready to sell or buy, holds his place at \$40 per acre.

All of these 500 acres, which are not in timber, are in a high state of cultivation, and have been brought there